



GP2020 CORRESPONDENCE

This document includes a matrix of correspondence received from December 2002 through mid-April 2003.

► CORRESPONDENCE
MATRIX

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
ALPINE			
George Barnett	12/16/02		Comments regarding Alpine's growth
Jean Slosek	12/18/02		Comments regarding Alpine's growth – discusses questions that the EIR must follow and areas impacted by the proposed map
Janie Tammadge	2/13/03	404-100-32 to 34	Opposed to any proposed changes to zoning of property
Mark R. Turvey	3/7/03	402-202-48	Voicing objection to the proposed 2020 density designation of 1 du/20 ac
Jane Carmichael Fitz	3/7/03		Feels the community of Alpine has been betrayed by the GP2020 staff; points out areas where the map reflects different designations
Mrs. William Hamilton	4/14/03	403-011-27	Property is proposed at 1 du/20 ac and believes this is completely out of order considering circumstances listed

BONSALL			
Donald A. Dreessen	1/6/03	Off W. Lilac Rd	Opposed to the 2020 plan; states that environmentalists do not have any economic interest in these land projects; states that competition in the avocado industry is causing the land to not be profitable as farm land thus needing housing placed on it so they do not lose their investment
Pennie & Tim Leachman	1/26/03		Cannot attend Feb. 7 meeting therefore submitting the following comments: south of Gopher Canyon Creek should be 1 du/40 ac instead of 1 du/10 ac; 3 parcels NW of Bonsall that are linked to a small tributary of the SLR River should be designated 1 du/10 ac
Ursula Sack	1/27/03	2392 Vista Grande Terrace Vista, CA 92084	Strongly supports Interest Group's vision for the future to reduce sprawl by preserving agricultural lands, rural and semi-rural land, and low density areas
Ronald W. Wootton	1/28/03		Enclosed exhibits that illustrate their suggested planning area designations on the Vessels Ranch property
Kyle E. Denning	1/31/03	Merriam Master Plan	Request to incorporate the Merriam master plan in the GP2020 update
Joe Perring	1/31/03	Stonegate	Suggesting some changes to the 2020 structure map; feels the proposed 40 ac density would encourage sprawl

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Raymond J. Manhart	2/3/03	127-170-40 6381 W. Lilac Rd	Request to retain 1 du/2 ac density; feels it will maintain property value and character
Victor V. Avedian (Tri-City Surgery, Inc.)	2/3/03	Merriam Master Plan	Reviewed the proposed Merriam Master Plan and is attracted to the opportunity to increase the supply of housing while also eliminating and shortening commutes
Elsa L. Morris (Twin Oaks Valley Property Owners Assn)	2/4/03	Merriam Master Plan	Association supports the proposed designation of the Merriam Mountains as "rural areas" in the north and northeastern area of the community plan and opposes any changes in the proposed map that would accommodate the project proposed by the Stonegate Co.
Bryce E. Miller	2/6/03		Emphasizing importance of conserving open space for the quality of life benefits
Adel Salawy	2/7/03		Reviewed the proposed Merriam Master Plan and is attracted to the opportunity to increase the supply of housing while also eliminating and shortening commutes
Michael Stacco	Dated 2/12/03	170-020-20 to 23, 28	Proposed at 1 du/10 ac from 1 du/2, 4 ac; believes 1 du/ac should be applied
Marquart Family	Dated 3/3/03		Request to retain 1 du/4 ac designation

CENTRAL MOUNTAIN			
NONE			

Cuyamaca			
NONE			

Descanso			
NONE			

Pine Valley			
R.K Burdette, Jr.	1/17/03		Property is proposed at 1 du/40 ac; has a pending tentative map in process and feels 2020 needs to review the current subregional plan and other documents indicating current proposals prior to proposing land uses for the update

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Name	Date Rec'd	Property Location	Issue/Comment
R.K. Burdette, Jr.	1/30/03		Responding to response of above letter (PV-9); fails to see where letter answers the question of whether the planners involved in 2020 review the current proposals prior to proposing land uses for the update and any discussion of procedures
R.K. Burdette, Jr.	Dated 2/7/03		Mentions discussion regarding water concerns throughout the backcountry and believes testimony was based on hearsay and emotions, not facts; believes Pine Valley has enough water
Carmen Lucas	Dated 2/13/03	337-170-02 337-220-01	Interested in maintaining the Congressional Intent of the Patent in Fee and want what is equitable for the five interests of the Lucas Ranch; wants 1 du/40 ac and not proposed 1 du/80 ac
Vern Denham	2/19/03		Contamination in the meadow
Courtney Ann Coyle	2/20/03	Lucas Ranch	Requesting a meeting; would like density issue resolved in a timely manner

COUNTY ISLANDS

NONE			
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CREST/DEHESA/HARBISON CANYON/GRANITE HILLS

Paul Ulrich	12/10/02	510-010-12 509-010-51	Responding to NOP; request that the EIR take existing yield into consideration
Paul Ulrich	Dated 2/4/03	510-010-12 509-010-51	Strongly objects to GP2020 without equitable compensation and feels property owners were inadequately informed of changes
Bob Fullerton	2/10/03	509-010-56	While supporting the work done in 2020, believes the proposed designation on the property (1 du/20 ac) is in error
Tim McMaster	Dated 2/14/03		Recommendations made by the Planning Group on Aug. 26 and Feb. 10 based on requests from property owners who have come before the group; CPG supports retaining land use designations as closely aligned to current designations as possible and retention of slope requirements in the village and semi-rural designations; relief should also be provided for projects in the "pipeline"

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Name	Date Rec'd	Property Location	Issue/Comment
Cyndi True Heavener	2/18/03	Harbison Canyon	Property owners are starting to get active in their building plans; wants to know how to keep the land safe from the building boom
John Gibson	2/18/03	399-020-13, 17 399-021-03, 15	Unable to attend Feb. 14 th hearing and hopes concerns were brought forward by CPG chair; request to retain existing density
John Gibson	2/18/03 (Received by DCAO)	399-020-13, 17 399-021-03, 15	Unable to attend Feb. 14 th PC meeting but would appreciate consideration of changing the designation shown on the latest 2020 map; request that the recommendation of the planning group be accepted
Cyndi True Heavener	2/21/03		Writing in support for conservation, reduction of sprawl zoning, and for good planning before it is too late
Rod Bradley (BHA, Inc.)	2/24/03	510-010-12 509-010-51	Submitting additional information pertaining to biology and topography for the site
John R. Fullerton, Jr.	2/26/03	509-010-56	Unable to attend Mar. 7 th hearing, writing in lieu of public testimony; believes parcel is a natural fit for 1 du/2 ac category
John Gibson	3/5/03	399-020-13, 17 399-021-03, 15	Formally requesting a change of designation shown on the latest map; formally requests we accept the recommendation of the planning group and requests a written explanation if we do not respect their recommendation
Paul Ulrich	3/7/03	510-010-12 509-010-51	Summary of information presented at the Mar. 7th PC hearing
Lorraine & Randy Walls	3/7/03	510-020-12 510-031-06 510-040-17	Request we leave zoning as it presently is
Frank Bongiovanni	3/7/03	399-130-02	Request to accept existing designation
John Gibson	4/4/03		Requesting a designation change and submitting a proposal to negotiate a middle ground

DESERT			
NONE			

Borrego Springs			
Duane W. Bright	1/16/03	198-02-36	Sponsor group voted unanimously to retain the existing designation on this parcel and is submitting a request for change on the map

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Name	Date Rec'd	Property Location	Issue/Comment
Duane Bright	3/19/03		Response to letter re: General Plan update process dated 12/18/02

FALLBROOK			
John Rarick	12/16/02		Asks the PC not to adopt revisions to the General Plan that adversely affect small, family farms and to not adopt provisions or restrictions that alter existing projects and the regulations under which those projects were initiated
Duane Urquhart (Peppertree Park)	12/17/02	Peppertree Park SPA	Currently pursuing a GPA that will increase density from 1.65 to 2.24; requests to be included in modeling or density allocation for the community
Pennie & Tim Leachman	1/26/03		Cannot attend Feb. 7 meeting therefore submitting the following comments: area north of SLR River and SE of Fallbrook currently designated 1 du/2 ac should be 1 du/10 ac and the drainage area along Mission Rd, Ostrich Creek should be buffered with a lower density designation such as 20 acres
Don McDougal (Fallbrook Chamber of Commerce)	1/28/03		Board of Directors voted to support the proposed GP2002; believes it is reflective of the desires of the majority of the community
Gary Piro	2/20/03	TM 5217, 5225, 5227	Attached proposed designations and changes would like to see
Ed Brown	2/21/03	123-010-52	Request for General Commercial designation
Joan Amberson	4/8/03	121-100-07	Believes property is proposed at a 2-acre semi rural lot size and would like that confirmed

JAMUL/DULZURA			
Jay A. Haron	1/21/03		Addressing letter written by Ramona CPG; lists items to review
Bill Loeber	2/3/03		Thoroughly disgusted with the entire process that has been used to create the land use map
F. James Greco (T&B Planning Consultants)	Dated 2/5/03		Owner of property would like to participate in the 2020 process and work with the County and the CPG with respect to the proposed development of the property
Linda Sanders	2/10/03		Strongly supports the position of the Sierra Club vis a vis the General Plan and control of urban sprawl

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Name	Date Rec'd	Property Location	Issue/Comment
Diana Richardson	3/5/03		States the density designation for the outer Jamul area should reflect the countywide movement of smart growth
Barbara Lind	Dated 3/6/03		Supports the lower density of 1 du/80 ac in Jamul; urging PC to consider small, strategically placed pockets of higher density for affordable housing
Wayne & Ellen Hinrichsen	4/8/03	519-110-22	Feels property has been reclassified inappropriately as 1du/40 ac; thinks property should at least be 1du/10 ac

JULIAN

Diane Knuepfer	1/31/03	30 Twin Oaks	Unable to attend hearing; request to consider the impacts of more people and the extreme drought conditions
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LAKE SIDE

Javan Monjaze	12/13/02	400-381-02	Request that property be re-zoned to C-36
James E. Whalen	1/21/03	Lakeside Downs Property	Follow-up letter requesting a modification to the General Plan/Zone Boundary in the southwest corner of the property
Dana K. Ferrell (East County Property Owners Assn., Inc.)	Dated 1/31/03		Publicly declaring legal notice of opposition to the collective acts of the above addressed County Administrations, related to the General Plan update
Diane E. York (Lakeside Quality Planning Alliance)	Dated 2/7/03		States we need to protect our water and to stop industrial land usage near our waters
Chad Enniss (Enniss Family Realty)	2/14/03		Declaring legal notice of opposition to the collective acts of the addressed County Administrations related to the General Plan update
Louis E. Goebel	2/19/03		Litigation Counsel for East County Property Owners Assn, Inc. and declaring legal notice of opposition to the collective acts of the addressed County Administrations related to the General Plan update
Susan Olsen	2/26/03		Opposed to proposed change in zoning of property
Gail Sabbadini	3/5/03	12509 Del Sol Rd Lakeside, CA 92040	In favor of maintaining open spaces and agricultural land

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Name	Date Rec'd	Property Location	Issue/Comment
Michael T. Baxter (M.J. Baxter Drilling Company)	3/6/03		States that map clearly shows his property has been downzoned from M-58 to M-52 which will take away their ability to store explosives and force them out of business
Gregory T. Lambron (Helix Land Co., Ltd.)	3/13/03	379-011-01 Lakeside Downs	States there is a mapping error on the 2020 map regarding a small portion of the referenced parcel; states the dual zone is not compatible
Gregory T. Lambron (Helix Land Co., Ltd.)	3/13/03	329-132-31 to 33, 35, 45, 46 Muth Valley	States there is a mapping error on the 2020 map regarding the referenced parcel; error should be corrected to be included in the 2-acre designation
Michael T. Baxter (M.J. Baxter Drilling Company)	3/19/03	326-060-11, 17	Would like to meet and making a formal request to have staff take the necessary steps to see that his parcels remain zoned M-58; attached his letter addressed to the PC

MOUNTAIN EMPIRE

Dr. A. Starkey	Dated 2/7/03	528-170-01	Request for reconsideration of proposed 1 du/80 ac on parcel
Dr. A. Starkey	Dated 3/10/03		Correction to PC referral matrix which listed their request at 1 du/40 ac; request for property was 1 du/10 ac

Boulevard

Donna Tisdale	1/27/03		Unable to attend the Jan. 31 st workshop and wanted the Planning Commissioners to know that Boulevard has not identified any major issues and recommends the map to be accepted for further testing and refining
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Jacumba

NONE			
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Lake Morena/Campo

Michael Thometz	Dated 1/27/03		Discusses Alt. III and Board's decision to allow their area to keep the Alt. III map; mentions recommendations submitted for changes to the Alt. III map which did not appear on the May 2002 Working Copy map; submitting recommendations that should be applied to the December 2002 Working Copy map
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GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Shelia & Eldon Jamison	Dated 1/30/03	33205 Royal Willie Rd	States that the rural communities should not develop into urban facsimiles; Cameron Corners, the diminishing availability of water, and the exceptions requested by the sponsor group are concerns; supports the basic premise of 2020
Fr. Joe Carroll (S.V.D.P. Management, Inc.)	Dated 2/5/03	607-070-04, 12, 13, 17 607-080-02, 08, 12, 13, 15, 16 607-140-03, 18 607-150-04	Expressing concern for change from 1 du/4, 8, 20 ac to 1 du/40 ac; propose that site be redesignated 1 du/10 ac
Fr. Joe Carroll (S.V.D.P. Management, Inc.)	Dated 2/5/03	607-100-28	Concerned with change from current 1 du/4, 8, 20 ac to 1 du/20 ac; propose that site be redesignated 1 du/10 ac
Fr. Joe Carroll (S.V.D.P. Management, Inc.)	Dated 2/5/03	655-050-02, 16, 18	Concerned with change from current 1 du/4, 8, 20 ac to 1 du/40 ac; propose that site be redesignated 1 du/10 ac
Nancy Slaff	Dated 2/9/03		Request that the commission continue the SVDP property as the land use issue that it truly is and not assign to it values above what it deserves
Wes & Beverly Esry	2/10/03		Responding to St. Vincent de Paul's request to upzone their property; states that the fact that a religious organization might want to develop land for some yet to be designed projects is not a reason to set aside land use distributions and densities developed by advisory groups and staff
Brian Fallgren	2/14/03		Responding to Commissioner Edwards' direction to staff to look into Father Carroll's request for higher density due to the "overriding social benefit"
Bev Esry, William Slaff, Patricia Noblitt	3/3/03		Does not support the motion to increase the density for Star Ranch – feels it is too high

Potrero			
NONE			

Tecate			
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Name	Date Rec'd	Property Location	Issue/Comment
Louis V. Schooler	1/21/03		Feels latest map only outlines partially what exists on the ground today and in no way approaches what the sponsor group feels is needed in their community, therefore, it is grossly inadequate; enclosed issue paper indicating what they feel is the proper approach to land use in their area
Edward J. Drobeck		654-051-04	States changes and proposals for latest working copy map do not correspond with a number of items; property should remain commercial
Fred Oliver (Asset Property Group)	2/13/03		Howard Blackson suggested to get involved with the sponsor group
Frank Duran	2/14/03	652-121-02	Request to allow him to keep working on his property

NORTH COUNTY METRO			
Ken Altman	12/02/02	174-240-47, 49, 06, 11, 70, 50, 46, 54, 51, 45	Request for one acre zoning as the two acre proposal would be an abrupt transition from surrounding lots
Ken Altman	1/15/03		Believes that due to location, slope, and proximity to much more intense development, downzoning should be reconsidered; enclosed (2) previously written and submitted letters (NC-80 and TO-102)
Charles A. Lepla	Dated 2/7/03	187-080-05, 07, 08	Proposed at 1 du/20 ac and request to be redesignated at 1 du/2 ac
Hal Ganbill	4/8/03	183-074-01	Would like property to be considered for higher density zoning; prefers 6000 sq. ft. lots, 7.3 du/ac

Hidden Meadows			
Bob Crouch	Dated 12/5/02	26948 N. Broadway Escondido, CA 92026	Registering a protest to the Hidden Meadows area 2020 plan; refers to a report
Cliff Krueger	3/4/03		Expressing opposition to the latest 2020 plan; feels it is a short-sighted plan in view of the acute housing shortage; complaining about the time consuming and costly procedures governing subdivisions; thinks both sides of Mountain Meadow Rd in Hidden Meadows should be zoned 1 du/ac

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Twin Oaks			
Ken Altman	12/02/02	182-200-40, 39, 32 181-180-64	Believes the current zoning of 1 du/2 ac should be sustained
Ken Altman	1/15/03		Believes that due to location, slope, and proximity to much more intense development, downzoning should be reconsidered; enclosed (2) previously written and submitted letters (NC-80 and TO-102)
W.C. Lusardi	1/27/03	Merriam Mountain Specific Plan	Supports the plan as it provides desperately needed additional housing in San Diego County while maintaining and protecting sensitive environmental resources in the area; request that GP2020 be revised to incorporate the planned development
George Yasukochi	1/30/03	182-200-15, 43, 48	Concerned about current vision of GP2020 that recommends downzoning his property; request to be changed to 1 du/ac
James L. Taylor	1/30/03	181-180-73 182-200-31	Concerned with the extremely low densities proposed in areas that abut much higher density areas that currently exist; enclosed a sketch of what he thinks makes sense in terms of creating a better transition between current zoning boundaries and proposed boundaries
Tiffany Oliphant	Dated 1/30/03		Strongly opposed to proposed downzoning of much of the Valley; resulting plan falls far short of the Valley's potential and thinks if planned properly, large acreage can be blended with new housing and minor commercial development
Kyle E. Denning	1/31/03	Merriam Master Plan	Request to incorporate the Merriam master plan in the GP2020 update
Joe Perring	1/31/03	Stonegate	Suggesting some changes to the 2020 structure map; feels the proposed 40 ac density would encourage sprawl
Martin & Dorothy Natland	2/1/03	181-270-56 3725 Via Paradiso Vista, CA 92084	Strongly opposed to rezoning the properties which will result in fewer units per acre; hopes for 1 du/ac on property

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Alison Driessen	2/2/03	3700 N Twin Oaks Vly Rd San Marcos, CA 92069	Feel downzoning to any larger parcels than 4 acres is not reasonable to address the huge population growth in the area
Margaret L. Tomlinson	2/3/03		Due to increased costs, decided to downsize and prepare the acreage for development and is now being proposed at 1 du/10 ac
Victor V. Avedian (Tri-City Surgery, Inc.)	2/3/03		Reviewed the proposed Merriam Master Plan and is attracted to the opportunity to increase the supply of housing while also eliminating and shortening commutes
Gil Jemmott	Dated 2/3/03		Unresolved issues: clustering, village limit line, and TDR/PDRs
Elizabeth Monohan	2/4/03		Comments on the proposed level of development in North San Diego County, specifically in the following areas: Twin Oaks Valley, Buena Creek Rd, Las Posas Rd, and Deer Springs Rd
Elsa L. Morris (Twin Oaks Valley Property Owners Assn)	2/4/03		Association supports the proposed designation of the Merriam Mountains as "rural areas" in the north and northeastern area of the community plan and opposes any changes in the proposed map that would accommodate the project proposed by the Stonegate Co.
Ray & Laura Ogden	2/4/03		Oppose the "conceptual map"
Monte & Robbie Duran	2/5/03	644 Buena Creek Rd San Marcos, CA 92069	Come to their attention that certain parts of the county are being rezoned to 40 acres; feels this is extremely unfair to the area's ranchers and farmers to bear the brunt of the slow growth initiative
Wim, John, & Piet DeBruyn	2/5/03	Mountain View Nursery & Westland Nursery LLC	Property is being downzoned from 1 du/4 ac to 1 du/10 ac; states it will devalue property by 60%; thinks it should be upzoned to 1 du/ac
Bruce Camilleri	2/5/03		States plan has merit and integrity and needs to be considered with GP2020
Kapich Family Trust	Dated 2/6/03	222-380-11	Thinks the water system and new zoning of immediate neighborhoods should be considered in the new zoning assessment and should be given a fair deal
David Thompson		181-280-21, 30, 31, 32	Thinks property is consistent for infill area development within the current zoning

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Name	Date Rec'd	Property Location	Issue/Comment
Adel Salawy	2/7/03		Reviewed the proposed Merriam Master Plan and is attracted to the opportunity to increase the supply of housing while also eliminating and shortening commutes
Ray & Laura Ogden	2/7/03	Merriam Master Plan	Strongly opposed to downzoning of their land as proposed; states that this unfairly penalizes them by devaluing their property
David Thompson	2/14/03	181-280-21, 30, 31, 32	Testified on Feb. 7 th that property should not be downzoned; believes approach is too general on impacted property and inadequate notification and follow up
Paul Stevens (Specialty Plants)	2/17/03	2840 Gist Rd 2035 Marilyn Ln	Concerned about potential downzoning in the Valley area; wants to know current and proposed zoning for property
Charles W. Froehlich, Jr.	3/25/03	1444 Windsong Ln Escondido, CA 92026	Opposed to industrial land uses along Mesa Rock Rd and would like more information regarding the application for variance
Marge Tomlinson	4/1/03	181-180-57, 43 181-170-32, 21, 17	Request for exemption from the GP2020 update due to the fact that her properties are surrounded by home lots

NORTH MOUNTAIN			
Bruce Graves (PMPO)	12/11/02		Requests that the EIR include as an alternative the designation of Country Town for the Palomar Mountain community

Palomar Mountain			
NONE			

OTAY			
Dave Gatzke	Dated 2/7/03	Otay Ranch Village 15	Addressing the comprehensive update and how it relates to the adopted Otay Subregional Plan area

PALA-PAUMA			
R.G. Malott	12/24/02		Has 15 parcels in north San Diego County, request for latest General Plan and any additional information pertaining to land use planning

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Name	Date Rec'd	Property Location	Issue/Comment
Pennie & Tim Leachman	1/26/03		Cannot attend Feb. 7 meeting therefore submitting the following comments: Pauma Valley floor should be changed to 1 du/40 ac; Pauma Valley east slope should be changed from 1 du/10 ac to 1 du/40 ac; and areas along Hwy 76 at 1 du/10 ac should be at 1 du/40 ac
James Chagala	Dated 1/30/03		Will be representing 11 properties at the hearing; attached letters of each property to support presentation (4 of 6 attachments have been previously submitted)
James Chagala	Dated 1/30/03	130-120-07 132-020-22, 16	Proposed at 1 du/20 ac and requesting a proposal of 1 du/10 ac
James Chagala	Dated 1/30/03	132-250-10	Proposed at 1 du/10 ac and requesting a proposal of 1 du/2 ac
Gerald W. Fisher	2/10/03		Adamantly opposed to 2020 map; outraged that property was used to settle a lawsuit
Linda Pickering	2/13/03		Plea to limit residential densities in particular areas; protect natural resources; recognize community interests
Ray Gray	Dated 2/14/03	110-072-17, 13, 05	Asking the PC to direct staff to adjust the unequitable 90% downzoning of the proposed 1 du/40 ac from the current 1 du/4 ac
Thomas E.K. Cerruti	2/17/03		Supports the latest draft 2020 map
Tom Ellington	2/24/03		Urging the PC to support the proposed GP2020 plan
Ray Sharifi	3/6/03	135-230-08, 15	Respectfully requests reconsideration of downzoning
Eric Harless (Integra Realty Resources)	4/8/03		Letter of appreciation for help received by Stephanie Gaines and Curt Gonzales

PENDLETON-DELUZ			
Pennie & Tim Leachman	1/26/03		Cannot attend Feb. 7 meeting therefore submitting the following comments: want to protect rural scenic values, agricultural areas, environmentally sensitive areas, wildlife and watersheds from continued urban sprawl
Marcia F. Cohen	2/10/03		States that we are downzoning without consent of landowners

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Name	Date Rec'd	Property Location	Issue/Comment
Marcia F. Cohen	Dated 3/3/03	102-052-06	Asks to not downzone land anymore, which has been downzoned once already; states this is taxation without representation

RAINBOW			
Pennie & Tim Leachman	1/26/03		Cannot attend Feb. 7 meeting therefore submitting the following comments: Larger parcels along Rice Canyon should be added into 40 ac parcel category, connecting 40 ac designations in Pala-Pauma immediately to the south

RAMONA			
Vivian D. Osborn	12/16/02		Comments for response and inclusion within the EIR
Sam Mitchell	Dated 12/18/02		Motion made at a special planning group meeting to request contact with other planning/sponsor group chairs to solicit information on their satisfaction with and concerns regarding the 2020 process
L. "Dutch" van Dierendonck	1/28/03		Minority opinion in response to letter sent by the acting chair of the RCPG
Carolyn Dorroh	2/3/03	17235 Voorhes Ln Ramona, CA 92065	Ask that we help preserve the rural community assets for future generations by supporting low density outside of town
William J. Schwartz, Jr.	Dated 2/6/03	Cumming Ranch	Reiterating position of client, strong desire to retain an overall density yield of 166 residential du's for approximately 686 acres
Chuck DeMund	2/7/03		Remarks for the 2/7/03 PC meeting: would like to ask that the PC send the map back to staff and the RCPG to look into one serious omission; states that an additional 600 acres are needed in commercial, manufacturing, wholesale and office categories to fully meet the goals of local employment
Russell E. Hunt for Brian F. Mooney	Dated 2/7/03	Davis SPA	Expressing opposition to the drastic reduction of residential density and the elimination of industrial development on property
Vivian Osborn	Dated 2/7/03		States that the use of "Target Population" as a starting point to create a general plan update is wrong

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Name	Date Rec'd	Property Location	Issue/Comment
Kenneth A. Wood	2/10/03	Ramona Estates	Disagrees with the movement to substantially increase the population along the coast especially along the transportation corridors; request that property be left in the 8 – 10 acre per home site category
Carol A. Leone	2/11/03	288-081-01 to 03	Confirming PC's directive on Feb. 7 , 2003 to reevaluate the proposed density designation on the working copy map
Ruth & Ray Barnett	2/12/03	16635 Highland Valley Rd Ramona, CA 92065	Asking that we do all we can to curb sprawl, preserve agriculture and wildlife and retain scenic beauty in our wonderful county
Vivian Osborn	2/15/03		Feels DPLU is forcing the CPG to circumvent their legitimate decision on Oct. 25, 2000 "to support the population figure of 52,000 or population estimate resulting from Community Draft Map changes, whichever is lower"
Darlene Lasher	2/24/03	288-090-15, 16 331-031-08	Request for reconsideration of designation to 1 du/4 ac; currently processing a 66 lot subdivision
Joan Brown Kearney	3/4/03	283-061-15 to 17	Request to look at property as it relates to Ramona Boundary lines and consider it to remain at 1 du/4 ac or less
William Jenkin	3/13/03		Letter of appreciation for presentation at Rotary meeting on Mar. 11
Brent Strahm	3/29/03		Opposes the County developing an area without infrastructure
Carolyn Souza		280-140-11	Intend to develop parcel into a total of four 4-acre parcels; proposed 10-acre designation will not allow them to accomplish their plan
Gaye Miller	4/3/03	283-012-20 18962 Highland Valley Rd	Request that zoning of 1 du/2 ac be restored and protected; proposed at 1du/10 ac

SAN DIEGUITO			
Mike Wittmer	1/27/03		Request to continue on the path toward the village in Harmony Grove as it seems to meet the needs of both the County and their residents
Dr. & Mrs. Dee H. Cross	1/27/03		Strongly opposed to any annexation of Harmony Grove

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Teri Brand	1/27/03		Request to keep Harmony Grove area as a small village; does not want to be a part of Escondido in any way, shape, or form
Peng Tan	1/28/03	223-090-15, 16	Request to be changed from the proposed designation of 1 du/10 ac and 20 ac to 1 du/ac
George & Kimberly Jane	1/28/03		Urging the Escondido Planning Commission to vote to remove the Harmony Grove/Eden Valley area from Escondido's sphere of influence
Peter B. Smith (RSF Assn)	1/29/03		To date, they support the recommendations of the Steering Committee and Interest Group as synthesized by staff, specifically the establishment of a semi-rural regional category and the "smart growth" tenet
John M. Stewart	1/31/03		Hopes to map sensitive habitat that exists in Del Dios and wants to present it at the Planning Commission hearing; feels there are a lot of areas out there with native vegetation which should remain
Philip Cancellier	Dated 2/3/03	222-122-05 21065 Questhaven Rd	Property is proposed at 1 du/10 ac; finds proposal unreasonable due to proximity of the San Elijo Hills and Max Altmann homes and the planned four lane Twin Oaks Valley Rd; community of Elfin Forest has voted for 2 ac zoning,; neighbors are concerned about the lack of sensitivity shown to the present and future problems they face
David Resnick (Cielo del Norte)	2/6/03	223-111-25 to 27 264-051-04, 05 264-053-09, 10 264-120-02	Request to change designation to 2 acres even though they believe the SPA will be approved prior to adoption
Mid Hoppenrath	2/6/03		Elfin Forest Harmony Grove Town Council approves of the rural village concept as described in GP2020
Kevin Barnard	Dated 2/6/03		Believes it is more appropriate to view Harmony Grove in context to its neighboring cities
Lois Jones	2/7/03		Submitting letter listing concerns and support of 2020 as the representative of the San Dieguito CPG

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Jonathan Brindle (City of Escondido)	2/7/03	Harmony Grove	Concerned with significant proposed general plan amendments with regards to the City's Sphere of Influence; concerned with availability of water
Evelyn Alemanni	2/9/03	Harmony Grove	Confused about proposed downzoning from 1 du/8 ac to 1 du/20 ac; wants to know how the TDR program will help recover losses

SPRING VALLEY			
John Ferguson	1/15/03		Motion form identifying issues and concerns with the GP2020 map; position remains that there is no rationale for the rezones and strongly recommends against any rezones resulting from the process
Susanna Concha-Garcia	1/25/03		States that her neighbors and herself live with the consequences of no planning and neglect in their community and that suburban sprawl is an out of control problem that needs immediate action
Terri J. Stearns	1/28/03		Request to be able to divide property to sell lower portion
Steven S. Paschall	Dated 2/26/03	584-170-07	Request for Light Industrial

SWEETWATER			
Allan J. Kuebler	1/22/03	570-180-13 4214 Cordelle Ln Chula Vista	This lot, as well as one other, are the only two lots not zoned C-34; request to be changed from their current zoning to C-34
Bob Green	1/22/03	570-180-30	Request to change from RS-4 to C-34

VALLE DE ORO			
Jack Phillips	2/14/03		Presentation to PC; vision statement for planning area which should give the idea of how the community sees itself

VALLEY CENTER			
Larry Glavinic	12/18/02		Strongly protests starting the EIR process without a consensus on the land use map; states new map promotes sprawl in Valley Center

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Dina A De Luca	1/21/03	129-292-36 11146 Old Castle Rd	Putting on record that he is opposed to the 2020 plan; in process of a 6 lot subdivision and has great concern on what will eventually happen to his property and how it will affect him
Deirdre & George Casparian	Dated 1/22/03		Protests downzoning of their 40-acre parcel in Upper Hell Hole Canyon to 1 du/40 ac; would like to remain at 1 du/4, 8, 20 ac
Rick Landavazo	1/23/03		Writing to endorse the GP2020 planning vision of Smart Growth and to support the December 2002 Working Copy map
Louis M. Wolfsheimer	1/28/03	Rancho Lilac	Supportive of staff's recommendations on their property with the exception of the 1 du/20 ac; feels the flat, fenced fields and the gentle sloping lands adjacent to the fields should be excluded from the 1 du/20 ac designation
James Chagala	Dated 1/30/03		Will be representing 11 properties at the hearing; attached letters of each property to support presentation (3 of 5 attachments have been previously submitted – VC-246.1, VC-207, and VC-210)
James Chagala		186-210-55	Proposed at 1 du/20 ac; would like an explanation of the rationale for the decrease when his property is contiguous to the Country Town and properties recommended for 1.5 to 7.3 du/ac
James Chagala		129-010-21, 57, 61	Proposed at 1 du/20 ac; property is contiguous to property having similar characteristics and is proposed for 1 du/4 ac
Richard J. Petter (Mountain Valley Packing, Inc.)	1/31/03	186-062-08 to 10	Going on record that he adamantly opposes GP2020 which proposes to downzone his property to 1 du/20 ac; states that his land and a few others are "islands"
John R. Clasen	2/3/03	129-350-02	Registering opposition to the proposed 2020 land use plan
Keith & Mirra Smith	Dated 2/3/03		Writing in opposition of the proposed map which downzones their property

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Kenny & Angela Goldberg	2/4/03		Cannot attend hearing, summarizing points of view: proposed plan uses sound principles, supports concentrating density near country town and feathering out into lower densities, support TDRs, rural character is valuable, and planning principles help focus limited resources and prevents development without accompanying needed infrastructure
Bernard, Kristine, Melissa, and Maren Preston	Dated 2/5/03	27689 Sunset Vista Ln Valley Center, CA 92082	Support concept of focusing development in areas with existing infrastructure, principles that preserve precious farmland and sensitive open space and attempt to retain rural character
Paul & Judy Zanolli			Endorses downzoning to 1 du/20 ac; asks for support on the work county staff has presented for GP2020
Terry Van Koughnett	2/6/03		States plan as presented by Curt Gonzales reflects excellent compromise of all existing considerations in light of projected growth
John F. Charles, Jr.	Dated 2/6/03	191-060-11	Does not support proposed downzoning of properties in Upper Hellhole Canyon and his property therein
Todd Ruth	Dated 2/7/03	185-112-08	Supports density recommendations for Valley Center; request to be downzoned from 1 du/2 ac to 1 du/20 ac
Charles A. Lepla	Dated 2/7/03	187-080-05, 07, 08	Proposed at 1 du/20 ac and request to be redesignated at 1 du/2 ac
Richard & Betty Steinkolk, Paula Ashley, Dale Houston	Dated 2/7/03	128-521-04 to 06	Request for change to 1 du/2 ac from proposed 1 du/20 ac
Joseph Tanalski	Dated 2/7/03	191-060-14 to 17	Protesting the proposed decrease in density from 1 du/4 ac to 1 du/40 ac; wants to remain at the existing 1 du/4, 8, 20 ac
United Landowners of Upper Hellhole Canyon	Dated 2/7/03		Statement to the PC; protesting the proposed decrease in density from 1 du/4 ac to 1 du/40 ac; wish to remain at existing 1 du/4, 8, 20 ac
Brian D. Swanson	2/7/03		States map offers something for everyone – it is a good map and an acceptable compromise
Judith Silverman	2/12/03		Comments for the EIR relative to Valley Center

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Susan Barry	2/13/03	186-270-01 27522 Valley Center Rd	Attended meeting on Feb. 7 th and was unable to return on Feb. 14 th for continued testimony – submitting written testimony; protesting the designation given, downzoned from 1 du/2 ac; believes property should be zoned commercial
Jonathan C. Vick	2/14/03		Notes regarding GP2020 Working Copy: land as an investment, community goals for Valley Center, and Valley Center population projection
Patsy Fritz	2/14/03		“Development Rights for Dummies”
Lael Montgomery	2/17/03		States Working Copy map is not perfect but is based on planning principles that result in deep compromises all the way around
Thomas E. K. Cerruti	2/17/03		Supports the latest draft 2020 map
Christy A. Bensch	2/18/03	13284 Hunza Hill Ct Valley Center, CA 92082	Supports the proposed Working Copy map; enclosed a Fire and Safety Report for the GP2020 Public Facilities subgroup meetings
Mark H. Wollam	2/18/03	128-310-54 to 56 128-290-66	CPG voted to leave property at 1 du/2 ac which is not reflected in the proposed map; request that the PC listen to the residents of the community
Lawrence M. Gartner	2/18/03	28398 Alamar Rd Valley Center, CA 92082	Strongly supports staff’s design and concepts that the Working Copy map encompasses; urges PC to support Working Copy produced by staff without further changes
Carol B. Gartner	2/18/03	28398 Alamar Rd Valley Center, CA 92082	Supports the Working Copy map and the principles in which it was based; request that PC support the map produced by staff without further, destructive compromise
Betty Steinkolk		128-521-04 11110 Calle Oro Verde Valley Center, CA	Cannot believe we changed zoning on their property from 1 du/2 ac to 1 du/20 ac for no obvious reason
Ruth Epstein-Baak		13454 Hilldale Rd Valley Center, CA 92082	Recommends that we support the County’s revised 2020 plan
Bill Fisher		191-180-05, 07, 08	Provides sound reasons to maintain current zoning of 1 du/4 ac; states financial loss would be devastating

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Laura Kendall	2/24/03		Property is proposed for downzone and is in support of the 2020 plan
Keith & Wanda Tantlinger	3/17/03	133-311-53 to 55	Property is surrounded on three sides by development with a designation of 1 du/2 ac; urge that their designation be the same
Mike & Leslie Burgener	3/18/03	128-290-54, 55	Request to retain existing two acre minimum zone
Lori Heck	3/27/03	188-090-26, 27	Request that the 2 acre minimum lot size remain in effect

COUNTY-WIDE (GENERAL COMMENTS)			
Murtaza Baxamusa (Center on Policy Initiatives)	12/16/02		Primary concern is that issues related to low-income working families should not be brushed aside; hopes that the cumulative growth issues related to jobs and housing will be adequately addressed
Jim Lyon (City of Poway)	12/16/02		EIR should consider the development of a traffic mitigation schedule and implementation plan that would help address the suggested General Plan improvements and contribute to the County's interjurisdictional and intrajurisdictional transportation responsibilities
Marilyn R.F. Pongeggi (City of Chula Vista)	Dated 12/16/02		Comments on the NOP – states County staff should coordinate with City staff to obtain the most current land use and public infrastructure information; request to ensure that potential impacts to existing population is adequately addressed; and the EIR should identify all solid and hazardous waste disposal facilities
Jerry Backoff (City of San Marcos)	12/18/02		Response to the NOP
Eric Larson (Farm Bureau)	12/18/02		Input on the content of the draft EIR – addresses farmland value, housing, urban/ag interface, equity mechanisms, density-based approach, and agricultural expansion
Jim Whalen and Matt Adams	12/18/02		Comments on the NOP – addresses land use, housing, and socioeconomics, circulation, open space, conservation and habitat conservation planning, economic analysis, implementation tools, and adopted and proposed plans and regulations

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Paul Gonya	12/23/03		Mentions dissatisfaction with Mr. Wood's comment at the last [Steering Committee] meeting; states letter is not about himself or inappropriate action but rather the realities expressed in this and previous letters
Paul Gonya	12/23/03		Stating what is happening in the [Steering Committee] meetings; mentions they are being dominated by a few individuals lead by Jack Philips; request that the Board provide this forum with some direction that will achieve a balance between no/slow growth and needed development
Michael C. Thometz	1/2/03		Propose that the rural areas of the County have, at a minimum, a one quarter mile notification requirement
Bonnie Gendron (Back Country Coalition)	1/22/03		Communicating thoughts and concerns about the draft map, equity mechanisms, proposed ordinances, lack of design standards, framework, goals and policies, standards and the possible rescission of Board Policy I-78
Duncan McFetridge (SOFAR)	1/22/03		SOFAR is in possession of documents called the "Stonegate Memos" that reveal a concerted effort by development interests to undermine the GP2020 process; felt it was vitally important to share documents
Eric Bowlby	1/22/03		Comments on the newly proposed goals and policies; feels that the revisiting of the Board endorsed policies by the Interest Group resulted in a set of very weakened policies
Marilyn Riley	1/25/03		Writing to urge the adoption of a general plan that emphasizes the protection of open spaces and natural resources and the acknowledgment that growth in this region long ago exceeded the carrying capacity of the land
Mark J. Spalding	1/25/03		Comments that the economic future and quality of life in San Diego depend on saving the countryside from sprawl; existing rural, agricultural, and scenic values should be preserved through very low densities; growth should be accommodated according to "smart growth" principles

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Jonina Arazi	1/26/03		Concerned with the massive proposed building in the "Rhodes Crossing" area, west of Rancho Penasquitos; request to save San Diego from continued sprawl
Carolyn Chase (SD Coalition for Transportation Choices)	1/26/03		Mentions that the iterative nature of this process will require more time and effort to continue to resolve issues; concerned about the lack of technical analysis, staff support and progress on TDRs; concerned over continuing proposals that increase population figures adopted by the Board; requests 4 specific changes be added to the goals and policies; enclosed Dec. 5 th letter to Gary Pryor and Ivan Holler
Eric Bowlby (Sierra Club)	Dated 1/27/03		Proposed changes to the land use designations and working copy map
Paul B. Etzel (SDSU)	1/27/03		Responding to the Board agenda item presented at the Jan. 29 th meeting, "Expanded use of high pressure sodium for street light fixtures within the San Diego County street light district"
Scott Roussel	1/27/03		Expressing concern over unchecked development and urban sprawl around San Diego; big supporter of the strategy employed by the Nature Conservancy of utilizing individual and corporate donations to purchase environmentally significant parcels off of the market for permanent conservation
Angie Buyayo	1/27/03		Loves San Diego County and does not want to see it turn into the counties up north (Orange County, LA); asks to keep sustainable planning in mind
Renee Huston	1/27/03		States that the new plan set forth meets both the objectives of economic soundness and quality of life
Nadine Misiaszek	1/27/03		Wanted to email support for conservation, fair reduction of sprawl zoning, and good planning since she cannot attend the hearings
Gina Simmons	1/27/03		Request to place high priority on conservation of habitat, and planning for traffic and appropriate land use

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Cathy O'Leary	1/27/03		Unable to attend hearings; urging commission to support conservation, "smart growth" values, open space and protection of wildlife habitats to ensure a visionary future for San Diego County
Julann Lodge	1/27/03		States we must limit sprawl and preserve our rural areas
Dan Silver (Endangered Habitats League)	1/28/03		Urges endorsement of this remarkable progress and to call on the Interest Group, Steering Committee, and others to continue to move forward on finding common ground
Duncan Williams	1/28/03		Supports intelligent city/county planning in order to avoid massive traffic jams, adverse health consequences for people (and animals), and urban "sprawl" problems
Gary Piro	1/29/03		Comments on the "equity mechanisms" part of the preliminary "Final Report"
Carrie Schneider	1/30/03		Urges 2020 to do whatever we can to reduce sprawl; states we need to concentrate development in towns that are already present, preserving the open spaces between them
Adam Whitney	1/30/03		States low densities outside of towns and villages are needed to protect rural open space, ag, wildlife, scenic views, quiet solitude, dark skies, sensitive habitats, and watersheds; comments on traffic, population and rural character
Jack Orr (SOLV)	Dated 1/31/03		States that map being presented at the Jan. 31 st hearing is similar to Alt. III with a few notable exceptions and the size of the opposition to the map has grown dramatically; mentions that downzoning without compensation is cynically wrong and should be summarily rejected
Rick Sayen	1/31/03		Asks that we support land use patterns outside of the country towns that protect open space resources (Concept D); asks that new growth be steered close to and within the country town boundaries
Dan McCullar	1/31/03		States that it is necessary to reduce our nations dependence on imported fossil fuels and that suburban sprawl is an unacceptable model for future growth

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Mary K. Pitts	1/31/03		Strongly urges that San Diego County not become LA County
Ralph Feuer	2/1/03		Does not want San Diego to make the mistakes that Los Angeles and San Bernardino has made in the last few decades
Jan Fuchs	2/2/03		Wants to see the backcountry preserved
Jude Brennan	2/3/03		Asks that we support land use patterns outside of the country towns that protect open space resources (Concept D); asks that new growth be steered close to and within the country town boundaries
Phyllis J. Antoine	2/3/03		Opposed to any changes to land use in this area unless it makes it easier for the young people in this area to build homes and live near their families
Mike Stepner	2/3/03		Suggests a change to the staff report, would like the Interest Group to be involved in refining the maps concerning commercial and industrial; suggested a change to the land use framework, would like to add a Business Park designation
Linda Lyerly	2/3/03		States low densities outside of towns and villages are needed to protect rural open space, ag, wildlife, scenic views, quiet solitude, dark skies, sensitive habitats, and watersheds; comments on traffic, population and rural character
Jennifer Ott	2/4/03		Unable to attend public hearings; believes it is his right and responsibility to protect the land, air and water in San Diego County and believes the land, flora and fauna have a right to exist in the places they naturally occur
Terry Treiber	2/4/03		Urges Planning Commission to prevent residential sprawl from covering the countryside and destroying the rural character of the backcountry
Liz Anderson	2/6/03		Mentions implementing urban growth boundaries, reducing sprawl into our back country, creating parks and recreational areas instead of private housing, reducing the need for more highways, and resist building on important watersheds

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Jack Orr (SOLV)	Dated 2/6/03		Attached a list of 750 private property owners that are members of SOLV and wish to register their strong opposition to the GP2020 land use map
Suzanne Healey	2/7/03		Request to support conservation of our precious resources in San Diego
Jill Hacker	2/7/03		Plea to stop the sprawl; states we need open space and good planning to keep the community from being a concrete jungle
Sandy Moore	2/8/03		Request to not add any more restrictions to new construction
Phil Nichols	2/10/03		Opposed to 2020 map that downzones many parcels
Jon Senour	2/11/03		Request to consider the long term effects of urban sprawl
Melody College (NWF)	2/12/03		David Younkman is no longer employed with NWF but would like to be kept informed of ongoing issues and upcoming events and meetings
Donna Long Knierim	2/12/03		Plea to do whatever we can to preserve open space in San Diego
Cheri Hausman	2/12/03		Expressing position in support of preservation of open space in San Diego County
Laura Emerick	2/12/03		Cannot attend hearing but wanted to convey positions: economic future and quality of life depends on saving the countryside from sprawl and existing rural, agricultural, and scenic values should be preserved through very low densities
Jan Hawkins	2/12/03		Request to help preserve the open spaces
Christy Koppisch	2/12/03		Writing in support of accommodating growth within already developing areas, and supporting rural, agricultural and open space lands with low densities
Diane Barlow Coombs (Citizens Coordinate for Century 3)	Dated 2/13/03		Hopes that the final County 2020 plan is faithful to the following C-3 principles: carefully planned development in the mesas, maybe river valleys, not in canyons; urban development greatest towards the west; conserve and upgrade older communities
Mary Schlesing	2/13/03		Definitely supports preserving open space in SD County

GENERAL PLAN 2020 Correspondence

Name	Date Rec'd	Property Location	Issue/Comment
Marilyn Filderman	2/13/03		Plea to preserve open space in the county for health, recreation and benefit of citizens and visitors
Ava Bhavsar	2/13/03		Urges the PC to consider serious options of "smart growth" and promote development of housing in already built up areas
Sue Fouquette	2/14/03		Plea to do all we can do to keep the San Diego area from being full of housing, industry and pollution
Susi Torre-Bueno	2/14/03		Urges PC to preserve county's open space
Jack Orr	Dated 2/14/03		Pointing out that this is the third time in the last 5 years that private property owners have had to speak out in defense of their private property rights
Karen White	2/21/03		Plea to make it a priority to preserve open space
John Gibson	2/27/03 (DCAO)		States Hamann Companies are in full agreement with the following position of the East County Construction Council
Joseph Zechman	3/1/03		States low densities outside of towns and villages are needed to protect rural open space, ag, wildlife, scenic views, quiet solitude, dark skies, sensitive habitats, and watersheds; comments on traffic, population and rural character
Lana Fayman	3/5/03		Supports vision of country towns, greenbelts, and rural agriculture
Laura Emerick	3/5/03		With regards to the Mar. 7 th PC hearing; states preserve open space, preserve current agricultural areas, and focus new homes/businesses on existing developed areas to maximize land usage
John P. Falchi	3/5/03		Believes the economic future and the quality of life in San Diego County depends on protecting our countryside from sprawl; states existing rural, scenic and agricultural values should be preserved through very low densities outside of villages and towns
Michael W. Brewster	3/8/03		Recommends that strategies be pursued to avoid planning and zoning measures that increase the likelihood of sprawl and conversion of rural areas to suburban bedroom communities